

## **MAIN STREET (MS) DISTRICT**

### ***Purpose and Intent:***

The MS, Main Street District, is primarily intended to foster a wide range of retail, service, and office uses, as well as to encourage mixed-use, compact, pedestrian-oriented development that includes an integration of residential uses. The district is located along portions of the North and South Main Street corridor.

### ***Permitted Uses:***

#### **AGRICULTURAL USES**

Animal Services (other) *D*

#### **RESIDENTIAL USES**

Multifamily Dwellings

Shelters, Temporary *D*

Townhouse Dwellings *D*

Congregate Care Facilities

#### **ACCESSORY USES AND STRUCTURES (See Section 9-4-3 for additional requirements for accessory structures)**

Accessory Uses and Structures (customary)

Caretaker Dwellings *D*

Communication Towers (exceeding height limits of zoning district) *S*

Communication Towers (not exceeding height limits of zoning district) *D*

Satellite Dishes/TV and Radio Antennae (Accessory) *D*

Swimming Pools *D*

#### **RECREATIONAL USES**

Batting Cages *D*

Billiard Parlors

Bingo Games

Bowling Centers

Car Tracks (Raceways), Indoor Miniature

Clubs or Lodges

Coin Operated Amusements

Dance Schools

Fortune Tellers, Astrologers

Martial Arts Instructional Schools

Physical Fitness Centers

Public Parks *D*

Public Recreation Facilities *D*

Skating Rinks

Sports Instructional Schools

Sports & Recreation Clubs, Indoor

#### **EDUCATIONAL AND INSTITUTIONAL USES**

Ambulance Services

Auditoriums, Coliseums, or Stadiums *S/D*

Cemeteries/Mausoleums *D*

#### ***Continued – Educational & Institutional Uses***

Churches

Colleges or Universities

Day Care Centers, Adult (29 or less) *D*

Day Care Centers, Adult (30 or more) *D*

Day Care Centers, Child (29 or less) *D*

Day Care Centers, Child (30 or more) *D*

Elementary & Secondary Schools

Fire Stations

Government Offices

Libraries

Museums or Art Galleries

Nursing and Convalescent Homes

Orphanages

Police Stations, Neighborhood

Post Offices

Retreat Centers

School Administration Facilities

#### **BUSINESS, PROFESSIONAL, & PERSONAL SERVICES**

Accounting, Auditing, or Bookkeeping

Administrative or Management Services

Advertising Agencies or Representatives

Advertising Services, Outdoor *D*

Automobile Rental or Leasing *D*

Automobile Repair Services, Minor *D*

Automobile Parking (commercial)

Banks, Savings & Loans, or Credit Unions

Barber Shops

Beauty Shops

Building Maintenance Services

Clothing Alterations or Repairs

Computer Maintenance and Repairs

Computer Rental & Leasing

Computer Services

Economic, Socio., or Educational Research

Employment Agencies, Personnel Agencies

Engineering, Architect, or Survey Services

Equipment Rental & Leasing (no outside stor.)

Equipment Repairs, Light *D*

Finance or Loan Offices

***Continued - Business, Professional, & Personal Services***

Funeral Homes or Crematoriums  
Furniture Repair Shops **D**  
Hotels or Motels  
Insurance Agencies (no on-site claims insp.)  
Insurance Agencies (carriers/on-site claims)  
Kennels or Pet Grooming Services **D**  
Landscape and Horticultural Services **D**  
Laundromats, Coin-Operated  
Laundry or Dry Cleaning Substations  
Law Offices  
Medical, Dental or Related Offices  
Medical or Dental Laboratories  
Motion Picture Productions  
Noncommercial Research Organizations  
Office Uses Not Otherwise Classified  
Pest or Termite Control Services  
Photocopying and Duplicating Services  
Photofinishing Laboratories  
Photography, Commercial  
Photography Studios  
Real Estate Offices  
Refrigerator or Large Appliance Repairs **D**  
Rehabilitation or Counseling Services  
Research, Development or Testing Services **S**  
Shoe Repair or Shoeshine Shops  
Stock, Security or Commodity Brokers  
Tanning Salons  
Taxidermists  
Television, Radio, or Electronic Repairs  
Theaters, Indoor  
Tourist Homes (Bed & Breakfast)  
Travel Agencies  
Veterinary Services (Other) **D**  
Vocational, Business or Secretarial Schools  
Watch or Jewelry Repair Shops  
Wireless Communication

**RETAIL TRADE**

A B C Stores (liquor)  
Antique Stores and Used Merchandise Stores **D**  
Appliance Stores  
Arts & Crafts  
Auto Supply Sales  
Bakeries  
Bars **D**  
Bars (capacity > 100 persons) **S**  
Book Stores  
Building Supply Sales (no storage yard)  
Camera Stores  
Candy Stores  
Caterers

***Continued - Retail Trade***

Clothing, Shoe and Accessory Stores  
Computer Sales  
Convenience Stores (with gas pumps) **D**  
Convenience Stores (without gasoline pumps)  
Dairy Products Stores  
Department, Variety or Gen Merchandise Stores  
Dinner Theaters  
Drug Stores  
Fabric or Piece Goods Stores  
Flea Markets (indoor) and Antique Malls (indoor) **D**  
Floor Covering, Drapery or Upholstery  
Florists  
Food Stores  
Furniture Sales  
Garden Centers or Retail Nurseries  
Gift or Card Shops  
Hardware Stores  
Hobby Shops  
Home Furnishings, Miscellaneous  
Jewelry Stores  
Luggage or Leather Goods Stores  
Miscellaneous Retail Sales  
Motor Vehicle Sales (new and used) **D**  
Motorcycle Sales **D**  
Musical Instrument Sales  
Newsstands  
Office Machine Sales  
Optical Goods Sales  
Paint and Wallpaper Sales  
Pawn Shop (**D**)  
Pet Stores  
Record and Tape Stores  
Restaurants (with drive-thru) **D**  
Restaurants (no drive-thru)  
Restaurants (serving mixed alcoholic bev)  
Sporting Goods Stores  
Stationery Stores  
Television, Radio or Electronic Sales  
Tire Sales **D**  
Tobacco Stores  
Video Tape Rental and Sales

**WHOLESALE TRADE**

Apparel, Piece Goods and Notions  
Books, Periodicals and Newspapers  
Drugs and Sundries  
Durable Goods, Other  
Electrical Goods  
Flowers, Nursery Stock & Florists Supplies  
Furniture and Home Furnishings  
Groceries and Related Products  
Hardware

***Continued – Wholesale Trade***

Jewelry, Watches, Precious Stones & Metals  
Paper and Paper Products  
Professional & Comm. Equipment & Supplies  
Sporting & Recreational Goods & Supplies  
Tobacco and Tobacco Products  
Toys and Hobby Goods and Supplies  
Wallpaper and Paint Brushes

**TRANSPORTATION, WAREHOUSING AND UTILITIES**

Bus Terminals  
Communication or Broadcasting Facilities  
Communication Towers (exceeding height limits of zoning district) **S**  
Communication Towers (not exceeding height limits of zoning district) **D**  
Courier Service Substations  
Utility Company Offices  
Utility Service Facilities **D**  
Utility Lines and Related Appurtenances:  

- Distribution Poles, Transmission Poles & Towers
- Other

Warehouses (general storage/enclosed) and Distribution Centers **D**

**MANUFACTURING AND INDUSTRIAL USES**

Artisans and Crafts  
Dairy Products **D**  
Contractors (no outside storage)  
Printing and Publishing

**OTHER USES**

Automotive Parking (subj. to Sec. 9-5-6)  
High Mast Outdoor Lighting > 50' in ht. **D**  
Mixed Developments **D**

Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)

Storage Trailers (accessory use) **D**

Temporary Events, including but not limited to: (Refer to Section 9-3-3(f))

- Arts and Crafts Shows
- Carnivals and Fairs
- Christmas Tree Sales
- Outdoor Retail Sales

<b>D</b>	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
<b>S</b>	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
<b>Z</b>	Overlay Zoning Required.
<b>WCA</b>	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
<b>R</b>	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
<b>AOD</b>	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

## **MAIN STREET (MS) DISTRICT**

### *SITE AND BUILDING REQUIREMENT SUMMARY:*

<i>Minimum Lot Size</i>	<b>6,000 square feet</b> in sub-areas B & C, <b>9,000 s.f.</b> in sub-areas A & D, (Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record).
<i>Minimum Lot Width and Frontage:</i>	<b>40 feet</b> in sub-areas B & C, <b>60 feet</b> in sub-areas A & D.
<i>Build-to Zone:</i>	<b>0 to 20 feet</b> from the right-of-way of Main Street (or other principal fronting street for properties located off of Main Street) in sub-areas B & C, and <b>5 to 25 feet</b> in sub-areas A & D.
<i>Parking Location and Screening:</i>	Parking must be located <b>behind the front building façade</b> and <b>screened</b> from the street if located within 25' of the street right-of-way.
<i>Minimum Interior Setbacks:</i> Adj. to Non-Res. Zoning  Adj. to Res. Zoning	<b>0/5 feet</b> , (Zero-foot setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.) <b>10 feet</b>
<i>Maximum Building Height:</i>	Building height shall be <b>50 feet</b> , or up to <b>80 feet</b> in sub-area C.
<i>Front Door and Entrance:</i>	The primary entrance shall be located <b>facing Main Street</b> , and should be <b>architecturally distinguishable</b> from the rest of the façade.
<i>Window Covering:</i>	Any building wall facing a public street shall have <b>non-reflective, transparent windows</b> covering at least <b>50%</b> of the area of the ground floor façade measured along the length of façade between 2 and 8 feet above grade. Upper stories of a building wall facing a public street shall have windows covering at least <b>20%</b> of the area of the façade.
<i>Building Walls:</i>	No more than 20 horizontal feet of wall shall be provided without <b>façade articulation or architectural relief</b> . Facades facing a public street should achieve vertical orientation by using features such as vertically oriented windows or doors, or features such as columns or pilasters. The façade rhythm within a building façade shall be maintained.
<i>Building Material:</i>	Materials such as <b>brick, stone, and similar masonry materials</b> are <b>encouraged</b> as primary building materials. The use of plain concrete block is only permitted on buildings housing an educational or institutional use.
<i>Building Color and Reflective Surfaces:</i>	The use of high intensity colors, metallic colors, or fluorescent colors on any façade is prohibited. Building trim and accent areas may feature brighter colors. The use of highly reflective surfaces, including reflective glass and reflective metal roofs is prohibited.

Notes:

- *Some Institutional uses are exempt from the build-to zone and windows requirement. Refer to section 9-4-5(a) of the High Point Development Ordinance.*
- *Some building located in a group development may be exempt from the build-to zone, front entrance, and windows requirements of the zoning district, provided that at least one principal building on the site complies with those standards.*